
S-3181
VALLEY LAKES SHOPPES SUBDIVISION
Authorization to File Belated Primary Approval Extension
Request

STAFF REPORT
August 29, 2013

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REQUEST MADE, PROPOSED USE, LOCATION:

The developers, Jerry Weida and Andrew Gutwein (represented by Roger Fine of Fisher & Associates), are requesting authorization to file a belated request for a 2-year primary approval extension for a 6-lot commercial subdivision on 31.866 acres originally granted approval on July 17, 2002. (Three previous 2-year extensions mean that this approval expired July 17, 2013.) The site is located on the south side of Veterans Memorial Parkway, between Regal Valley Drive and S. 18th Street, Lafayette, Wea 9 (SE) 22-4.

STAFF COMMENTS

Construction plans for Phase 1, approved in July 2003, included part of the internal private drive (Regal Valley Place), sanitary sewer and water mains, and site drainage. A one lot final plat was recorded later the same month for a 2 acre site at the southwest corner of Veterans Memorial Parkway and Regal Valley Drive. Phase 2 construction plans were approved in May 2004, including the rest of the internal drive and infrastructure to develop a lot along S. 18th Street. The final plat for Part 2, which included three lots, was recorded in April 2013; a commercial strip center is currently under construction onsite.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval to authorize the filing of a belated extension request

If authorized, the belated request will be placed on the September 18th APC meeting agenda.